

# Foundations and Exterior Walls

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## Foundations

Brick and stone were the two materials commonly used for foundations of the structures in Albemarle Park.

When repairs or additions are made to existing foundations, the materials and construction techniques shall match the existing. Care shall be taken to match the brick or stone color, size, spacing, coursing, and lay-up of the existing wall, and the mortar color and composition that was used.

Bandboards, brick header rows and other visible horizontal design elements shall match and align with the existing.

Exposed concrete block and formed concrete are not allowed.

The parging or stuccoing of existing stone or brick walls is not allowed.

## Exterior Walls

Exterior walls in Albemarle Park are covered in a variety of materials - rustic split shingles, smooth sawn shingles, pebbledash stucco, smooth stucco, brick, German "drop" siding, rustic wane-edge clapboard and smooth, evenly dressed wood clapboard.

Though there is a wide diversity in exterior wall treatments, there are several basic "rules-of-thumb" to guide repair, replacement and new construction.

Original historic masonry shall be repaired rather than replaced or covered.

Sandblasting is not allowed. Information about approved methods for cleaning and paint removal can be obtained from the offices of the HRC.

Repairs and replacement of existing exterior wall materials shall be done so that the new material matches the existing in type, scale, texture and quality of finish.

All exposed wood shall be painted or stained.

All shingles shall be evenly coursed with the same exposure to the weather as the existing.

Where complete replacement of the existing siding is planned, the new siding to be installed shall be of the same design, material and visual appearance as the original, as documented by early photographs and other sources of information about the construction materials used in Albemarle Park.

Deteriorated architectural features shall be repaired rather than replaced. If replacement is necessary, the new material shall match the material being replaced.

Repair or replacement of missing architectural details shall be based on accurate duplication of the original features, substantiated by photographs, original drawings or samples.

"Fake" architectural details to create a historic appearance are not allowed. These include metal, plastic or wood shutters permanently fixed to the exterior and not on hinges.

Artificial siding is not allowed. This includes, but is not limited to: siding and exterior wall treatments made from aluminum, vinyl, cement/asbestos, asphalt, and artificial stone.

# Painting Techniques and Paint Colors

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Historically, color schemes were determined by the fashion of the day and the style of the building.

In Albemarle Park, few buildings display their original color schemes today.

The Historic Resources Commission does not regulate paint color. However, property owners are strongly encouraged to seek advice about paint colors from the Commission and other knowledgeable professionals. Color schemes should be based on what is appropriate for the period and style of a building.

Three different colors were usually used in painting individual houses during the early years of Albemarle Park. The siding was painted one color. The window and door trim, railings and posts were painted a trim color. The window sashes and doors were usually painted a third color. Sometimes the porch floor was also painted a separate, related color.

Care should be taken when preparing a building for painting to avoid damaging the original exterior materials. No sandblasting will be allowed. High pressure cleaning can also damage materials and is generally inappropriate.

Hand-scraping and hand-sanding should be done carefully. Machine sanding is generally not acceptable. Paint removal by

heat or chemicals should be done with utmost caution in order to protect building materials and the surrounding environment.

All existing and new stone and brick shall not be painted.

All exposed wood shall be painted or stained.

Rough timbers used in the construction of Manzanita, Possum Trot, Crow's Nest and other Rustic cottages should not be painted. For protection from the weather they should be treated with a clear wood preservative such as Thompson's Water Seal or Cuprinol.